145 BUSINESS OPPORTUNITIES

SEA VIEW DUPLEX

This lovely side-by-side duplex is being offered at a below-cost price to facilitate quick sale. Three years old. It consists of kit, dining area, lge LR with FP. Two lge bedrms. Full basement with rumpus rooms and FP on each side. Individually heated with Oil-O-Matic hot. air, and finely landscaped. In an area of quiet seclusion. Drive-in garages in each unit completes the picture. THE FULL PRICE IS $22,900
The Mtge is 5¼%.
THIS PROPERTY WILL BE SHOWN BY APPOINTMENT ONLY
Exclusive Listing.
Call J. C. Jeffery, EV 4-0581 or EV 5-8917.

Side-by-Side Duplex
LOW DOWN PAYMENT

White siding duplex, 2-bedroom suites, plus full high basement with drive-in garages; one mile from city centre. Good terms available $15,950
C. Carpenter, EV 4-0531, eves. GR 7-1628.

CITY - FERNWOOD
EXCLUSIVE

Four-room bungalow with full basement, situated on a small lot and close to transportation. With thru hall, living room, 2 bedrooms and utility room; hot-air piped furnace. Move right in. Good terms available. Full price $6500
C. Carpenter, EV 4-0531; eves., GR 7-1628

Hagar & Swayne Ltd., 614 Yates St.

BIG COHO FISHING RESORT

NORTH VANCOUVER ISLAND
Located in the finest fishing ground of the whole of Vancouver Island and enjoying the finest of silver sand beaches. Popular with American tourists and enjoying an unsurpassable sea view. Completely built within the last five years and enjoying a 4-star rating with all units well decorated. There are 8 rental units, a trailer park for 50 trailers, with light, water, septic tanks. There is camping space for 100 tenters. There is a large number of clinker-built boats, tables, guides, launching winch for boats. Located on nearly 2 acres of park-like grounds with waterfront foreshore rights. Season from April 1 to Nov. 30. Net profit is very high for the amount invested of $25,000 down. Full price $49,000
Contact I. V. Ed Saunders, home, Sundays, evenings. EV 4-9458.
Northwestern Securities of Victoria Ltd. 631 Yates St. EV 5-6741

NEW SIDE-BY-SIDE DUPLEX

Located in an excellent rental area close to the Dockyard in Esquimalt, this new duplex has on each side a living room, large electric kitchen with dining area and laundry facilities. Pembroke bathroom and two bedrooms. Automatic oil hot-air furnaces. Carports. High, well-treed lot with excellent drainage. Rents should be at least $80 per month on each side. See this now while it is under construction. Price $15,000
Call Mr. Hope, EV 4-4115 anytime
THE B.C. LAND & INVESTMENT AGENCY LTD.
922 Government St. EV 4-4115

DOUGLAS STREET PROPERTY AND BUSINESS

Old established grocery with excellent living accommodation of 6 large rooms. Steady trade; solid building; valuable commercial site with great future potential. Price of $21,000 includes building plus store fixtures and equipment. ½ cash and balance to be arranged. Stock at invoice approx $3,000. Sale of the business only and rental of whole building may be considered. Call and interview Mr. Hill for further information. Brown Bros. Agencies Ltd., 1125 Blanshard St. EV 5-8771; res., EV 3-7583.

$12,000 NET PER YEAR

From this ESTABLISHED BUSINESS. Perfect for two operators (some experience with foods necessary). This is A REAL GOLD MINE. Excellent reasons for selling. Particulars to financially sound parties only. Full price $21,000
Call Mr. Yells, EV 2-2101, Res. EV 3-5039
HARRY FOSTER LTD.

MOTEL
EXCLUSIVE

Just the auto court you've been waiting on. Buy NOW and take advantage of a full tourist season. NINE 4-star units PLUS a lovely 5-room residence for owner. Newly blacktopped driveways; situated on parklike grounds close to the city. Full the year round. Clear title. Owner may consider trade. Let me show you this one. Please contact Mr. E. Bryan, EV 2-4255 anytime; res., EV 4-4771. J. H. Whittome & Co. Ltd.

CASH NET $1400 PLUS

A NEW MAHOGANY PANELLED SUITE FOR OWNER. This Fairfield 4-SUITE revenue property has 4 BATHROOMS, 4 KITCHENS. Full bsmt. On bus line. A real sleeper for ($5,000 DOWN) $16,800
Larry Rands, EV 3-4117
Res., EV 2-8980. Leach & Sparks

AUTO COURT

—$25,000 full price
—5 rental units
—Separate owner's dwelling
—room for expansion
—parkland surroundings
—overlooking the sea
—on Saanich Peninsula
—6-mile circle
—on new Sidney ferry route
—By Owner, as is (principals only)
Terms—approx. $13,500 to handle
—equal value exchange
—equity and cash. GR 7-2028.

CALLING DOCTORS AND DENTISTS

Why pay high rents when you can buy a modern stucco building large enough for 2 doctors or 2 dentists. 5 lge rms, full bath, steam heat, separate entrances, 3-rm suite and full bath in the full basement, extra lot and parking space off main street, a real buy. Full price only $15,750
Phone Olive Greaves, EV 2-8104 anytime. Hicks Realty Limited.

LARGE ROOMING HOUSE

Home care, convalescents or first-class guest home, near the Jubilee, offers a rare business opportunity to qualified personnel in this field. Beautiful large rooms, oil NW heat. Call Ivan Patrick, Res., EV 3-9043, or EV 5-6741.
Northwestern Securities Ltd.

SHAWNIGAN LAKE ACREAGE

Property consisting of 20 acres with approx 400-ft. lake frontage. Suitable for development as auto court, marina, or subdivision. Five-room house, barn and other bldg on property. For further particulars call Anne Donaldson, EV 2-6870.
Island Investment Co., EV 4-7146.

OAK BAY 4 SUITES

Lovely conversion with large rooms, clean, attractive, includes electric ranges. Rents $80 per suite, shows net returns 12%. Terms available. Price $24,500. Call Mr. Ludlow, EV 2-7276 or EV 3-5101. Town & Country Homes Ltd., 851 Pandora.

COMMERCIAL PROPERTY ON Oak Bay Ave. Consists lge shops and show rm on street front; 1 lge and 2 small suites above. Good revenue. Full price, $32,000. For details please call Mrs. Lachlan, EV 2-5104 anytime. Hicks Realty Limited.

145 BUSINESS OPPORTUNITIES

FAIRFIELD APARTMENT HOUSE
4 Suites
$21,000 — $21,000

Located in high-class Fairfield, we have just listed at bargain price this well-decorated, spacious building. Here is a building in such good condition that no maintenance is necessary. These suites consist of large living room, oak floors, fireplace, full-sized bedroom, kitchen with eating facilities. Full basement; carpeted halls, laundry facilities. Located on a well-landscaped double lot with additional space for development.
Substantial terms available.
Contact I. V. Ed Saunders

AUTO COURT TRAILER SITE PAT. BAY HIGHWAY SIDNEY AREA

$7,900 DOWN — $7,900 DOWN
Enjoying one of the most strategic locations on Vancouver Island, we offer for sale exclusively at bargain price this 5-room house with 3 large bedrooms, 20' living room, fireplace, stucco exterior. Two self-contained units which are rented at the present time. Included is 4.6 acres of park-like land with fir trees, oak trees, driveways. Bearing in mind the rapid development of Sidney, new Washington State ferries, 3 B.C. Govt. ferries, this can be really developed for trailers and up to 15 to 20 units. Full price $15,900
Contact I. V. ED SAUNDERS. Evenings or Sundays, EV 5-6741
Northwestern Securities of Victoria Ltd., EV 5-6741.

REVENUE

This new 2-bedroom, side-by-side duplex in select area, may be just what you are looking for as a worthwhile investment. Consider the following: 1,000 square ft of living space each side, large living room with fireplace, hardwood floors throughout, 4-piece bathrooms, full cabinet 5-star kitchen with dining area; automatic oil heat both sides; full concrete, smooth-finished, basements with laundry tubs. And please note. With carports to the rear of the property, the basements can be used for extra living space. Stucco exterior and Duroid roof. This is a property you can invest in with confidence.
Full price $24,000
NHA-financed, cash required down $8,750, monthly P.I.T. $127
D. Dowsley, EV 5-2593
C. Sinden, EV 3-0395
Office, EV 5-8704

TAXI BUSINESS

This business is a real money maker, 3 cars, strategic location, good year-around trade. Owners leaving only reason for sale. Full price $11,500
with terms.
Full information from T. Mullen GR 7-3642 or office EV 5-8704

FRANK A. MARTIN AGENCIES LTD.
1114 Blanshard St.

MARINA BOAT RENTALS
COWICHAN BAY

Main bldg with choice 6-room living quarters. Automatic oil heat. Marine hardware shop, paint shop, 2 float houses 40x70 ft, 4 floats 8x190 ft. Good water supply. Marine pumps. Good lease. Situated near Government Wharf.
21 Power Fishing Boats
All in first-class condition
Very anxious to sell
Please Phone R. E. Hills, EV 5-3435, res. EV 3-6918

P. R. BROWN & SONS LIMITED
1112 Broad St.

FAIRFIELD 6 SUITES TRADE OR TERMS

ALL OFFERS CONSIDERED
Illness of owners force the sale of this very attractive conversion, 6 furnished units. Gross is $320 per month, plus 3 rooms for owner. Oil HW heating system; economical in every way. Owners will trade for bungalow, duplex. This is value and the price only $29,500
N. Thornber, Western Homes Ltd., EV 2-2157.

BONA FIDE CASH BUSINESS

Unusual opportunity to obtain well-established business. City location, close in, good lease, low rent. Ideal operation, hrs 9 to 6 p.m. Health reason for selling. Full information, terms, price, etc., principals by appointment only. Call MR. HOUSTON.
EV 5-3435; res EV 5-6476
EXCLUSIVE
P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

LUMBER AND HARDWARE COUNTRY STORE

A GROWING BUSINESS IN A GROWING COMMUNITY. WILL PROVIDE EXCELLENT LIVING. FULL PARTICULARS AVAILABLE ONLY ON PERSONAL APPLICATION TO:
Larry Wagner, EV 5-3411 J. H. Ford
Ker & Stephenson Limited

Ladies' Wear ACT FAST

As this is a genuine forced sale of a going concern to be sold for less than the price of the stock alone! Good premises, rental only $45, and living quarters attached. Doing $1,000 a month. Stock around $9,000. INVESTIGATE NOW! Phil Simpson, EV 2-7276 anytime. Town & Country Homes Ltd., 851 Pandora Ave.

"HIGH REVENUE"

Strategic corner location has 3 rentals up, with street level occupied by an active retail store. Revenue to be derived at present rentals $3,960 per year. Further information or appointment to view phone FORD McBRATNEY evenings or holidays, EV 3-0429. Northwestern Securities of Victoria Ltd. EV 5-6741.

REVENUE

This 7-ste apartment is netting over 12%. Only 4 yrs old, not a conversion.
Price, with terms, $35,000
For particulars phone
Roy R. Gill: EV 4-9305; res. EV 4-3310. Financial Survey Ltd.

BUSINESS FOR SALE
ATOM LUMBER COMPANY LTD.

Warehouse: 642 Queens Ave.
Lumber Yard, Sawmill, Planer
Apply 210 Esquimalt Rd. See P. S. Sangha. Agents welcome. EV 2-7249.

INVESTORS WITH AN EYE TO capital gain can buy this important suburban commercial corner with modern building, leased for two years, bringing fair return on investment. Excellent site for oil company or other development. Price $23,500, terms. Owner, EV 3-3542, evenings.

FREE CATALOGUE — CONTAINS hundreds of businesses, farms and income properties throughout Canada. Specify type and location desired. Deal direct with owners. Business & Property Monthly, 1717 13th St., Dept. 1624-C, Regina, Sask.

FAIRFIELD REVENUE. 3 SUITES. 2 bathrooms. Clean. Full basement. Good location. On corner lot. Separate entrances. Only $1,500 down. Full price $8,850. For particulars call Tommy Waters at Dalby & Co., Res. EV 4-8968.

145 BUSINESS OPPORTUNITIES

RANDALLS LTD.

INVEST NOW 4 SUITES
Extra Lot 60 x 120

Here is the super investment. You have four self-contained suites, equipped with Pembroke baths, electric ranges, fridges and washers. Revenue $240 monthly. Carefree. Tenants pay own heat, light and utilities. Extra adjacent lot, suitable for 4 suites or duplex. See this for a good buy. Price..... $23,000

BUSINESS BLOCK

With
De luxe penthouse suite with 3 bedrooms, cabinet electric kitchen, large living room. Offices with 2-year lease and store on monthly basis. This is in a growing business area. Try $6,000 down. It will carry itself. Full price $22,500
Call Mr. Lowndes, Eves. GR 8-2131 or Mr. Davis, Eves. EV 4-8614.

GEORGE RANDALL LTD.
1309 Douglas St. EV 4-8109

ESTABLISHED 3USINESSES

Call L. S. Yeo (Business Opportunity Salesman) at EV 2-7276 anytime for information on the following:

1. ADVERTISING BUSINESS
Excellent income for someone with silk-screen experience. Only $5,000 with terms to capable buyer. L. S. Yeo, EV 5-5998 res.

2. LICENSED RESTAURANT
Ideal for restaurateur interested in a full-time occupation. Present turnover in excess of $100 per day. Rent only $75 per month after lease sublet. Only $13,000, with half cash.
L. S. Yeo, EV 5-5998 res.

3. TOBACCO And SUNDRIES
Strategically located in the downtown area. Owner has other interests; showing excellent returns on certified statements. Approx $7,000 will handle.
ALSO Coffee Shop, $1,500.
TOWN & COUNTRY HOMES LTD., 851 Pandora.

RANDALL'S LIMITED

ZONED COMMERCIAL 2 LOTS

Something very unusual is this 15-room home, partially converted to three suites, the balance either rent as rooms or light housekeeping. The building throughout is solid and in excellent condition. Presently the gross rents are $268 per month, plus a three-room suite for owner. The basement is high and another suite could be put in. Excellent pke oil heat. Location is right in the heart of Esquimalt business area. At any time the ground alone could bring an unheard of price. Presently being offered (not including owner's furniture) for $21,000
This would make an excellent rest home, apartment, or a business development. Terms.

BAKERY

Suburban area with no competition, a man-wife deal, no delivery. Price $5500
If you are a baker you should enquire about this.
GEORGE RANDALL LTD., EV 4-8109
Mr. Randall, EV 2-5447

"Set Up" for Revenue

12 big rooms on McClure Street near town. Cathedral and St. Joseph's; ideally located to be a MONEY-MAKER. Four-room suite for the owner, revenue possibilities to keep you with your feet on the woodbox. Takes $3,000 or less cash, balance on easy terms. Full price only $7500
Phone C. L. (BUZZ) FRASER now for full details, at EV 5-6741 or EV 3-4335. Northwestern Securities of Victoria Ltd.

INVESTMENT OPPORTUNITY

Here is an opportunity for an inflation hedge that will bring outstanding capital gain on this strategic corner location. Ultra-modern building. The floor area of the main floor is over 3,400 sq. ft. In addition to this substantial building there are 7 large lots for future expansion. For complete details of this tremendous opportunity phone DORIS ADAMS, EV 5-6741 or GR 8-3294. Full price, $135,000. Northwestern Securities of Victoria Ltd.

FIVE SUITES

Large grounds. Lots of room for extension or separate home. Best of locations.
Revenue $380 Per Mth
Low down payment to reliable and interested party.
PRICE ONLY, $33,000
Call Walter Amos, EV 4-6606.
ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

OAK BAY 7 SUITES

Premium location. Spacious de luxe 2-bedroom owner's suite available. Will gross over $8,000. Approx. half cash to handle. Full price $70,000.
EXCLUSIVE LISTING
D. E. Wilkinson, EV 4-8124; res. GR 3-2610

PEMBERTON, HOLMES LTD.
1002 Government Street

NEW DOWNTOWN

Very modern apartment block or MOTEL. THIS IS ALL SET TO GO. An exclusive listing and well worth investigating.
Peter Brown, EV 4-5022, EV 4-5537
THE CITY BROKERAGE
1018 Blanshard St. EV 4-5022
EV 4-5016.

BAKERY BUSINESS
GOING CONCERN WILL PAY FOR ITSELF IN VERY SHORT TIME. LOW OVERHEAD, GOOD DISTRICT. $10,000. VICTORIA PRESS, BOX 919.

WANTED—ANY TYPE BUSINESS properties. David R. McAdams, Commercial and Investment Real Estate, 1205 Broad St., Victoria. Phone EV 3-3236

UP-ISLAND FISH AND CHIP business. With or without bldg inc living quarters. Further information, McCandless Realty, 830 Fort, EV 3-6111 or EV 4-5855.

BARGAIN
3-suite apartment, self-contained, central, net $1,950. Terms, trades, owner EV 5-3154.

145 BUSINESS OPPORTUNITIES

P. R. BROWN

& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

PORT ALBERNI

2 NEW 4-suite apartments consisting of 1 bedrm, large living rm with combined kitchenette, utility rm; income approx $5,400 per year plus modern 3-bedrm home could be rented for $100 per month. Situated on 2¾ acres on the new highway from Port Alberni to proposed highway to Long Beach and Cumberland.
For further particulars contact Watson Clark, phone EV 5-3435; res., EV 2-0171.

TRAILER COURT

Modern trailer court for 19 trailers, room for expansion, plus 5-room modern bungalow, income approx $3,000 per year for trailer court. Situated on approx 1¾ acres. Location Port Alberni. Pictures in the office.
Call Watson Clark, phone EV 5-3435; res., EV 2-0171 for further particulars.

FAIRFIELD DUPLEX

Revenue $110.00 monthly. Full price $7,450 with $2,000 down. Jack Mackay, EV 5-2458; res., EV 2-9644.
BYRON PRICE REALTORS

BICYCLES SALES AND SERVICE Shop. Some sporting and hobby supplies. Good location. EV 4-4287.

147 EXCHANGE REAL ESTATE

MY EQUITY IN GOOD REVENUE up-and-down duplex, central, for good building lot or 5-6-rm home, or sell. $10,750. $2,000 cash. EV 5-2872.

148 LISTINGS CANCELLED

3237 Bellevue.
3907 Shelbourne.
3260 Cook
83 Regina.
SOLD by George Thorneloe.
736 Mary.
Lot on Albion.
939 Falmouth.
SOLD by Mr. Ludlow.
53 Lewis.
Rutherford Grocery.
Buddies Cafe.
SOLD by Mr. Yeo.
3680 Third—bldg.
953 Balmoral.
SOLD by Mr. Sturgeon.
1351 Harrison.
Lots on Killarney.
SOLD by Mr. Forrest.
2740 Gosworth sold by Mr. Yeo and Mr. Simpson.
615 Wilson sold by Mr. Thorneloe and Mr. Yeo.
TOWN & COUNTRY HOMES LTD. 851 Pandora
Phone EV 2-7276—24-Hr. Service

149 LISTINGS WANTED

OLDER-TYPE HOME

Naval officer with four children needs large older type home with (up to) an acre of land. Location not too important but home must be livable and must have at least four bedrooms. Preference coal stoker or sawdust burner with hot water heating. Price range $12,000 to $13,000. Please do not call me unless you have a house for sale which answers my description.
ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd., 24-hour telephone service.
EV 5-6741.

BUYING OR SELLING MULTIPLE LISTING reaches more people, gives you a comprehensive survey of the best buys. The resources of 51 member firms are yours to draw on. Ask your realtor. MULTIPLE LISTING BUREAU, 1216 Broad St.

IF AT FIRST YOU DON'T SUCceed—call Don Bacon, Northwestern Securities of Victoria Ltd. 24-hour service at EV 5-6741.

150 HOUSES FOR SALE

DICKIE & CO.
REALTY & INSURANCE
833 Fort St. EV 2-4312. EV 5-4334

NEW, NHA, 3 BR!

SERVED BY EARLY BUS
IMMEDIATE POSSESSION. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING, and framed rumpus room 16x30 in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of $2,600 cash down payment.
Call Wess Dickie, EV 2-4312, eves. EV 3-3640.

HARD TO FIND 4-Bedrm - 2-Bathrm HOME
(And Not Too Old)

Full basement, coal stoker. Living rm, DR, and cab kitchen. All newly decorated. Oak floors. New marble fireplace. Only $11,500. Terms. Call Mr. Baird, EV 5-4334. Eves. EV 4-0483.

JOHN GREENWOOD
1241 Broad Street
WATERFRONT OAK BAY

196 ft. of waterfront and complete seclusion, beautifully landscaped. Oodles of shrubs, trees and flowers, completely fenced, plus over 1,600 ft of living comfort in this artistically-designed home. Automatic oil hot-water heat, 2 fireplaces. This home is clear title and must be all cash or cash to mtge. Price is only $21,000
Ask for Jim Ridings, EV 3-7041; eves. EV 3-9533.

GORGE

A bright four-room, stucco bungalow with two bedrooms, full basement, hot-air furnace and drive-in garage.
$8500
Please ask for Henry Hope, EV 3-7041 Evenings, GR 7-2734

SELKIRK AVENUE

Desirable, quiet location occupied by this attractive, three-bedroom home. Double plumbing, large living room with fireplace and large, quarter-acre lot. Immediate possession, excellent terms. Price for quick sale $10,000
Call A. A. Chauvin (Trust Officer), EV 3-2523; eves. EV 2-3135

MONTREAL TRUST CO.
1111 GOVERNMENT STREET

COLQUITZ

Ideal for young folks or retired people, a 2-bedroom bungalow with large living room, sunny dining area and kitchen, compact utility with oil furnace, adjoining carports and stucco exterior. Nice corner lot fronting Interurban Rd, near P.O. Try your offer on the full price of $6,500. Call me soon for this one. TED KAY of Northwestern Securities of Victoria Ltd. EV 5-6741 or res. EV 5-8852.

STONE HOUSE ON 3¼ ACRES, complete privacy, wonderful view. Living - dining room, fireplace, modern kitchen and hall downstairs. 3 bedrooms, four-piece bathroom, den and fireplace upstairs. Balcony overlooking landscaped garden. Orchard, workshop. Double carport and garages. Near schools and transportation. $4,500 down. Price 21,750. Owner, GR 7-1263.

SOOKE — 4 ROOMS. LOVELY grounds, with access to beach. $7,000. Terms. No agents. Phone EV 4-9543.

150 HOUSES FOR SALE

WESTERN HOMES LTD.
611 YATES STREET

GONZALES
N.H.A. — 3 BRs
$2710 DOWN

Navy man drafted necessitates this sale. Full basement, 3 BR home, less than one year old. See this now at $14,950
Mr. Evans, EV 2-2137. EV 5-5533

JUBILEE
N.H.A. NEW
$2176 DOWN

Almost immediate possession on this beautiful 3-bedroom rancher with laundry room, also storage room or 4th bedroom. Living, dining room on the L, fully modern kitchen, oil heat. New low price $13,100
Mr. Evans, EV 2-2137. EV 5-5533

TRANSFERRED
N.H.A. 5%

The owner of this lovely 2-yr-old 3-bedroom rancher has been moved to Vancouver and wants to sell. Situated in the Gorge-Burnside area on a nice corner lot, with a large double garage. This home is immaculate and has lots of extras. Large NHA loan available at 5%, $64 per mo. P.I.T. M.L. No. 7054. Open to offers on the asking price of $12,795
Drive out to 161 Hampton Rd. and view the exterior.
INSPECTION BY APPTS. ONLY
Mr. Evans, EV 2-2137. EV 5-5533

$950 DOWN ESQUIMALT
$45 A MONTH

Combat the high cost of living by moving into this cute bungalow with above low down and low low monthly payments. Clean as a new pin with living room, nice bedroom, large cabinet kitchen, oil range included. Youngstown sink unit, wall-to-wall carpets, drapes, and Venetian blinds also are included. This is just the thing for a young couple just starting or a retired couple on a limited income. Full price $5250
So call Johnny James now at EV 2-2157 anytime.

$1000 DOWN LANGFORD LAKE VIEW

Drive out on the old Island Highway to this brand-new 2-bedroom bungalow situated overlooking Langford Lake. Mahogany cabinet kitchen, roomy living room with terrific view. Two bedrooms with large closets, wall-to-wall carpets, Pembroke bath, automatic heat. Almost 2 acres of property. Clear title. Price $9000
Phone Mr. Thornber and Mr. Evans, EV 2-2157, eves. GR 9-1853, EV 5-5533.

NHA AS LOW AS $1000 DOWN
NO EXTRAS
HIGH LAKE HILL
DRIVE BY

CAMROSE AND MAPLEWOOD—LOOK FOR OUR SIGN. ALL LOTS ON SEWER. PARKLIKE SETTING. 3 HOMES UNDER CONSTRUCTION. 2 MILES FROM CITY CENTRE. ONLY 11 LOTS LEFT. FOR ADDITIONAL INFORMATION PLEASE CALL HOWARD BLAKE, EV 2-2157; RESIDENCE, EV 2-6719.

NEWSTEAD
REALTY LTD
766 Fort Street EV 2-8117

RANCHER ROYAL OAK

Almost new spacious home with 3 bedrms, cab kit, lge utility, on an acre of level ground just off Pat Bay Highway. Owner has left town and must sell. Price reduced to $16,800
Call G. H. E. Green, EV 2-8117; Eves., GR 7-1427

THIS WEEK'S SPECIALS SALE OR TRADE

Large 6-room with basement, furnace, LR with Roman tile fireplace, light mahogany - trimmed walls. Tastefully decorated. Kitchen with eating area, 3 good bedrooms, tiled bathroom. PLUS a 3-room cottage rented at $50 mo. Situated on large lots. Full price with terms only $9000
OR trade for 3-bedroom modern bungalow with basement in Esquimalt. To view call F. Salter, EV 2-8117. Eves., 4-7239.

HOME FOR LARGE FAMILY

Or a home and upstairs suite. On a quiet street in city. Completely renovated, this house is in immaculate condition throughout. Main floor consists of 4 large rooms and bathroom; upstairs, 3 large rooms; both kitchens wired for ranges. This won't last long at the very reasonable price of $9500
To view, phone Mrs. Brown, EV 2-8117, or eves., EV 5-6324

4 BEDROOMS
2 BATHROOMS

Very nice living room 14x15, with marble fireplace, dining room 12x15, large kitchen, two bedrooms, 4-pc bath on main floor; two bedrooms and bath up. Reasonable taxes and terms. Fairly priced at $11,500
Please ring Ted Kergin, EV 2-8117 or eves. EV 4-1582.

$7500

Call now to see this cosy home of nice living. Kitchen and nook, two good bedrooms, three-piece bath, full basement with garage and hot-air furnace. Set on nice, high lot with view; close in. Full price with terms $7500
W. H. McMahon, EV 2-8117, or eves., GR 7-1455.

IT IS ALWAYS SPRING HERE

1,200 sq. ft. of modern bungalow in charming sunny open setting on 3-mile circle. Five elegantly finished rooms, utility, patio and attractive garden, 70 ft. x 200 ft. Here is quiet beauty and modern convenience at its best. Low taxes, low costs. I shall be proud to show you this lovely home. Cash or terms, only $13,800
George Pethard, EV 2-8117, or Eves., EV 3-1206

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

$1,000 down buys this 4-roomed home. Full basement. Price $6,800 or near offer.
$6,250. This 8-roomed home can be bought with $1,200 down, balance $55 per month. Easily duplexed. H. Lloyd or N. Griffith, EV 3-2153.

SAXE POINT

Vacant, brand new 6-room master-built bung with full bsmt, playroom, oil heat. Blacktop driveway. Terms. Price $17,500
Stan Kennedy, Res., EV 4-4894

CITY—VISTA HEIGHTS
5-room bungalow with closed-in stair to 1 room and extra space upstairs. A full cement basement with drive-in garage. Coal stoker, hot-air furnace and wired for electric range. Large kitchen, pass pantry, dining room, through hall, living room, fireplace and 2 nice bedrooms. In excellent condition with early possession. Fully furnished for $10,000. Mr. Laing, eves., EV 5-5306. Albert Carmichael & Co. Ltd., 1239 Broad Street. EV 4-7341.

7 ROOMS ON ONE FLOOR, quiet street, near St. Joseph's Hospital. Large lot. $7,950. Terms. EV 4-1052

2-BEDROOM BUNGALOW, LEGAL basement suite. $1,000 down. Full price $8,900. 3236 Orillia. Phone EV 5-3978.

150 HOUSES FOR SALE

RANDALL'S LIMITED

OAK BAY EXCLUSIVE

This Tudor style bungalow with nice living room, fireplace, separate dining room, two bedrooms, cabinet kitchen, heavy-duty wiring, package oil heat, full basement, drive-in garage, nice garden with fruit trees, is for sale as the owner is being transferred. Full price with stove and TV aerial $11,600
Taxes $116 for year. Hurry for this one.

VIC. WEST

4 bedrooms, living room, dining room, large kitchen and utility room. Separate garage. Fenced yard. Close to schools and shopping. Immediate occupancy. Newly decorated inside and out. Full price $5950
Your down payment may take this.
To view above two phone
Ken Lowndes, eves. GR 8-2151

HIGH QUADRA

Splendid white siding bungalow built 9 years. Living room with fireplace, two large bedrooms, Pembroke bathroom, cab elec kitchen, basement. Pkg oil furnace and drive-in garage. This home is situated on high ground and requires no decoration. Full price $9450
with $2,000 down.

VIC. WEST
4 BEDROOMS

Older type home, completely renovated inside and out, living room, fireplace, dining room, one bedrm, cab kitchen and bathroom down. 3 bedrooms up. Immediate occupancy. HA furnace in part basement. Elec HW, nice lot and separate garage. Full price $7350
With $1,250 down and easy monthly payments.
On two above, call Mrs. Sudbury, Eves. GR 9-1906.

FAIRFIELD 3 BEDROOMS

Lovely family bungalow, featuring a cabinet electric kitchen, dining room, built-in cabinets, spacious living room, fireplace, three nice bedrooms. Full basement, oil heating, separate garage. Taxes $166. Low payment handles. Clear title. Price $11,800

CITY HOME 3 BEDROOMS

Close in, walk down town. Large living room, fireplace, family-size cabinet electric kitchen, three good-sized bedrooms; all oak floors, vanity bathroom, package oil heating. Full basement, fireproof garage. Less than year old. Price $13,000
On two above, call Mr. Davis, eves. EV 4-8614.

GEORGE RANDALL LTD.
1309 Douglas EV 4-8109

SWINERTONS
(Established 1889)
620 BROUGHTON ST EV 3-7181

SECLUSION SWIMMING - FISHING

In sylvan setting with flowering shrubs, dogwood, fruit trees, natural woodland, approx 8 acres; 20 mins to town. Bounded on one side by stream with pools, waterfall; 4 acres pasture. House with 2 or 3 bedrms, 2 levels. Double plumbing, oil heat, summer house, tool house, small barn, double garage. Real seclusion in natural setting. Asking $12,500
Mr. Cox, EV 3-7181, EV 3-3814.

ESQUIMALT

Smart, 5-rm bung. Village centre. Consists of LR, dining rm, elec kit with breakfast nook, 2 bedrms, large closets; extra rm in full bsmt. Drive garage. Good lot and fruit trees. Asking (with $2,000 down) $9950
But open to offers.
Mr. Crow, EV 3-7181, EV 2-0775.

LOOK! WATERFRONT OAK BAY—$21,000

Here is a find. Your own waterfront is almost impossible to find, but here it is right in Oak Bay. Situated in a beautiful private garden. This split-level home superbly built, consists of a 40-ft. panelled LR with raised brick fireplace and beamed roof. Bedrm 21x18, with own 4-pc bath and dressing rm. Delightful kit. Lower floor has another bedrm and 3-pc bath. Dom HW heating. Fully insulated. Immediate possession obtainable.
Mr. Crickmay, EV 3-7181. EV 5-3170.

MT. TOLMIE

Just for two. 4 delightful rms in a country setting on quiet street, this attractive bung of 10 yrs with OIL HOT-WATER HEAT, no steps. Separate garage. Nicely landscaped with natural trees on property, and the use of an extra lot for one dollar per yr.
Terms. Price $9500

TEN MILE POINT
$3000 DOWN

Attractive, modernized bungalow. LR, DR, 2 bedrms and den, large cab kit with dining space. OIL HEAT, attached garage and large workshop. Grounds beautifully landscaped amid the trees. Low taxes. Price $14,800
Mr. Holland on both above.
EV 3-7181, EV 4-7639.

BUILDING A NEW HOME?

Yes, $7.95 sq ft for a modern home on your lot with no extra charges, and we also do alterations for a surprising low cost. For full information call GR 5-2330 any time

Also Applicators for ALUMAGLASS ROOFS At Less Cost Than Any Other

½ Acre - Close In
1400 Sq. Ft., 3 BRs

One floor, modern, all rooms large and bright. Basement, O-O-Matic heat, nicely landscaped, semi-secluded. One of the better buys at only $15,450
with a LOW DOWN PAYMENT (offers accepted)
Contact R. Hanson, EV 5-8701 or Res. EV 5-5805.

Morey & Johnstone, 3244 Douglas

NEW
2-BEDROOM
NO-BASEMENT HOME

Economical electric heat, above standard insulation, bus and store at your door. Expertly built. Priced at $9,850 with terms. Please phone owner Mr. Liberto at EV 3-7314.

150 HOUSES FOR SALE

FRASER BISCOE
750 PANDORA AVE. EV 3-9843

OAK BAY $2000 DOWN

Older 4-bedroom home, near schools and beach. The lot is APT. ZONED. Low taxes. Immediate possession. $8950
Full price
Phone Mrs. Waters, EV 5-2347.

GARDENER'S REVENUE PARADISE

Five spacious rooms, living room 15x24, dining room 13x18, in this fine stucco bung, all in the very best of condition. Over one acre of land under cultivation with apples, plums, peaches, raspberries, currants, etc. Revenue of over $600 from loganns and currants alone in 1958. Own your own producing farm. Immediate possession arranged if necessary. Full price $10,500
with half cash
Call Alex McLean, EV 3-7243, or Doug Peaker, GR 7-1316, or call office, EV 3-9413.

SEE THIS

You can't tell a book by its cover. HAVE A LOOK at 1253 HASTINGS ST. Nicely finished 5-room house with oil automatic hot-water heat. Last year's heating cost was only $105. TWO LOTS. ONLY $1,500 down. Full price $12,000
For further information call Alex MacLean, EV 3-9843; eves. EV 3-7243.

OCEAN VIEW

For a fast sale the price has been slashed on this GORDON HEAD home. View overlooking Arbutus Bay, 24x18 living room, two large bedrooms, full Pembroke bath, large cabinet kitchen, over 1,200 sq. ft. plus full basement with new package oil furnace, cost less than $100 a year to heat. Well located on extra large lot. The house exterior does need painting but at the low price it's a real value. Price with approx. half cash $12,900
Call D. Peaker, EV 3-9413 or eves. GR 7-1316.

ANOTHER VIEW PROPERTY

Also in GORDON HEAD on Ferndale Road, over 1,400 sq. ft of de luxe accommodation; large living room with beautiful view, extra fine cabinet kitchen also with view, three huge bedrooms with extra-large cupboards, vanity bathroom, nine-foot-high basement with drive-in garage. Timken oil furnace. Landscaped lot, 80x200. Everything in the best of condition. $19,400
full price
Call Doug Peaker, EV 3-9413 or eves. GR 7-1316.

OAK BAY WATERFRONT

A unique, English-type cottage, perfect for the retired couple who desire charm and seclusion. 40-ft. living-dining room with fireplace, large master bedroom with fireplace, 4-piece bathroom, smart knotty pine kitchen, part basement, extra room and plumbing. Oil hot-water heat. Full price $21,000
HOME AND 2 LOTS—ONE LOT COULD BE SOLD
Phone office, EV 3-9413; res. Mrs. Waters, EV 5-2347.

HAGAR'S SEA VIEW CADBORO BAY

See this 8-room (plus) two-storey stucco, older-type home. High location. Double plumbing. Full basement. Some repairs necessary. Quiet street. Near shopping centre. Clear title. Very reasonable terms. Extra lot $12,900
Exclusive
J. M. Taylor, EV 4-0531, Eves. EV 4-9902

FAIRFIELD SIDE-BY-SIDE

If you are in the market to buy a nice 4-year-old side-by-side duplex call me to view this one. Each side has LR with FP, DR, through hall, elec kit, 2 bedrms, HW floors, oil HA heat. Stucco Duroid roof. High location in Fairfield. Easy to rent. Price reduced to $18,900
Attractive mortgage now on.
Exclusive
J. M. Taylor, EV 4-0531, Eves. EV 4-9902

Hagar & Swayne Ltd., 614 Yates St.

TO WHOM IT MAY CONCERN

MY MESSAGE IS SIMPLE AND STRAIGHTFORWARD — If you would like a better-than-average THREE-BEDROOM HOME—WITH A SMART THROUGH-HALL PLAN — SPACIOUS LIVING ROOM — FORMAL DINING ROOM—ELECTRIC KITCHEN—4-PIECE BATH —full basement, garage, stucco exterior and Duroid roof, pleasant lot, then please call me. DON'T CALL ME IF YOU'RE LOOKING FOR JUST ANOTHER STUCCO BOX.
ASKING ONLY $11,250
For further information please call Wilf Adams at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

WATERFRONT

Charming home right on the waterfront with lawns sloping down to the sea. Lovely living room, guest-size living-dining room, two bedrooms and a spare. Full basement and Oil-O-Matic heating. Don't miss this one at only $13,950